



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100	1,556	312,622
FOP	256	30	77	15,470
FUS	642	100	642	128,986
TOTALS	2,454		2,275	457,079

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00
2	1242	WD DECK A	0	0	24	13	304.00	SF	10.00
3	0940	SHEDS/PORT	0	0	11	16	176.00	SF	33.00
4	0810	CONCRETE A	0	0	15	11	165.00	SF	6.50
5	1242	WD DECK A	0	0	0	0	334.00	SF	10.00
6	0825	BRICK	0	0	8	10	80.00	SF	12.50
7	0825	BRICK	0	0	0	0	110.00	SF	8.75
8	0825	BRICK	0	0	25	4	100.00	SF	8.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	R-2	50.00	100.00	50.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	01	2,275	126.5572	158.20	359,905	1900	2015	0	0	127	3.50	127.00
1 SNGL FAM - 0% - 2024												
Heated Area: 2198												
HX Base Yr												
111 S 6TH ST, FERNANDINA BEACH												

TOTAL OB/XF												
12,366												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		457,079	
TOTAL MARKET OB/XF VALUE		12,366	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		669,445	
SOH/AGL Deduction		0	
ASSESSED VALUE		669,445	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		669,445	
TOTAL JUST VALUE		669,445	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		646,897	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190481	REMOK KITCH	35,000	07/26/2019
20034272	CITY SEWER HOOK-U	0	12/08/2003
20032532	REROOF W/30YR SHN	2,000	02/18/2003
20032490	PLUMBING REMODEL	9,000	02/11/2003
20032288	NEW H/AC SYSTEM	7,000	01/07/2003
20032289	NEW 200 AMP	9,000	01/07/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2670/561	9/26/2023	TD	Q	I	01
GRANTOR: BRACEWELL K MAC JR CO					
GRANTEE: WHITESIDES RANDY D					
2613/1643	1/17/2023	SW	U	I	11
GRANTOR: STOCKINGER JANNA					
GRANTEE: STOCKINGER JANNA L					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W9 U2 L2 W4 L2 D2 W2 S24 W13 S34									
FOP=[YR=1993] S8 E32 N8 W32\$ E32 N58 \$ PTR= E15									
FUS=[YR=1993] E32 S21 W10 N3 W5 S3 W5 N3 W5 S3 W7 N21\$ W15 \$									